

## **Florence Township Council Regular Session 4/18/18**

Florence, New Jersey  
April 18, 2018

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council President Ostrander at 8:00 PM. Council President Ostrander led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was sent to Trenton Times for information; posted on the municipal bulletin board; placed on the web-site on January 4, 2018. Notice was advertised in the Burlington Co. Times on January 10, 2018.

Present: Frank Baldorossi, Ted Lovenduski, Jerry Sandusky, David Woolston, Paul Ostrander

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Township Administrator, Kelly Grant, Esq., Township Solicitor; Nancy L. Erlston, Township Clerk

### **MINUTES**

Sandusky made a MOTION; seconded by Woolston to approve the following minutes. Voice vote – all ayes. Motion carried. Unanimous approval.

- Township Council Closed Session – April 4, 2018 & April 11, 2018
- Township Council Regular Session – April 4, 2018

### **FINANCIAL CORRESPONDENCE**

It was the MOTION of Lovenduski; seconded by Woolston to receive and file the Tax Collector's Monthly Tax Report and Water & Sewer Report for March 2018 and the Municipal Court Administrator's Report for March 2018. Voice vote - all ayes. Unanimous approval.

It was on the MOTION of Sandusky; seconded by Baldorossi to approve the **Treasurer's Bill List**.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

### **REGULAR CORRESPONDENCE**

- A. Social Affair Permit for Francis W. Robbins Post 194 American Legion, Spring Outdoor Picnic, 601 Broad Street, Florence, NJ, May 19, 2018 from 4:00pm to 9:00pm.

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It was the Motion of Sandusky, seconded by Baldorossi to receive and file Correspondence A. All ayes.

### **APPLICATIONS**

None at this time.

Mayor Wilkie said before the next agenda item, he wanted to acknowledge that there was a special guest in attendance this evening, Freeholder Balvir Singh. Mr. Singh was a Burlington City school teacher, and that is how the two developed a friendly relationship.

Mr. Singh thanked Mayor Wilkie. He introduced himself and said he lives in Burlington Township. He is a new Freeholder for the County. He interviewed with Mayor Wilkie as a student when he was applying for a scholarship to attend The College of New Jersey. He did receive the scholarship and became a teacher. He thanked Mayor Wilkie for all of the support. He has been teaching for eleven years and currently teaches in Burlington City. He also teaches part-time at Burlington County College. He wanted to come and introduce himself in person. He would like to build a relationship with the township. He wants to visit all of the municipalities in the county. He served on the Burlington Township Board of Education for three years. He wants to learn from all the towns in person and meet all of them. He welcomed any questions and concerns as they arise. He loves the job.

### **PUBLIC HEARING AND ADOPTION OF MUNICIPAL BUDGET**

Mayor Wilkie said since 2012 the Tax Rate has been .439. This budget remains the same. This is possible because of the funds that are received through the PILOT Programs. The local rate remained stable. The Utility Rate also remained stable. It has not increased for a number of years. The township has the best rate in the county on 12,000 gallons. The budget includes funds for the next Road Program. The 2018 Road Program is very extensive. The township was fortunate that PSE&G did some paving because of the gas lines that were replaced. Four new officers are being added to the Police Department. One officer is currently being street-trained. There are three that are in the Police Academy. A K-9 Unit is being implemented. It was announced on social media earlier today that the officer will be Zachary Czeipiel. This will be a nice addition to the department.

The township is working with the school district to have a School Resource Officer starting September 1. Unfortunately, this is something that is necessary in this day and age.

The Patriotic Day Celebration will continue. The township will be taking more of the lead for the 2018 Carnival. Unfortunately, the attendance was down in 2017. There were some changes to make sure the event could be held. There is funding being provided by the township, in partnership with the Roebling Museum. The township had to provide a guarantee so the carnival could be held. A number of community organizations will have an opportunity to raise money and it will be a benefit to everyone. The Summer Camp will also continue this year. It is a two-week program for children up to sixth grade that is coordinated by the Recreation Department. It is not meant to compete with the programs currently at the Roebling Museum or the Summer EDP Program. There

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are funds in place for an upgrade of Channel 19. He is hoping in the near future recordings of different events in the community can be broadcast. This would tie in with public outreach and providing information. In 2015 the Register News closed. There was no longer a local paper for the community. He would like a way to get information to the public and keep the residents informed.

This year is the review of the Master Plan. The original plan is from 1976. It has been amended as required but it is still a plan that was designed very long ago. Once the required review is complete, the township will work on creating a more up-to-date plan.

The township is also addressing COAH. At the next Planning Board meeting there will be an in-depth presentation from the COAH Planner explaining how the township is meeting its obligation in order to avoid court decisions that would be detrimental to the community.

He said the township continues to work on maintaining the water system. There are upgrades that need to be done. There are six wells in town. Periodically one needs to be shut down to be refurbished. The township wants to avoid being on water restrictions and preventative maintenance is key for that. Right now, Phase I is underway and Phase II will be planned. The water towers need to be addressed and this year the tower on Florence-Columbus Road will be painted and serviced.

He explained these were some of the highlights of this budget. It is all about planning. Administrator Brook has been in his position since 1989 and is adept at planning ahead so the township isn't put in a situation where it has to react.

Administrator Brook said this is now the opportunity for the public to ask any questions or provide comments regarding the budget. He would like to mention that 2018 was the year for Florence Township to have its budget reviewed by the State of New Jersey, specifically the Department of Community Affairs. They have authorized the township to move forward and adopt the budget this evening. There will be one small amendment that will be in the form of a resolution on the agenda. It adjusts the Open Space Tax.

At this time Council President Ostrander opened the meeting to the public for the Public Hearing of the 2018 Municipal Budget.

Don Kamienski, 10 McCay Drive, asked what school the Resource Officer would be in. Mayor Wilkie said it is called a School Resource Officer. That officer will be assigned to the school district. They could be at any one of the buildings at any given time.

Kristan Marter, 200 East Front Street, said it was mentioned the Master Plan was going to be revisited. She wanted to follow up on some issues she has been concerned about for the last two years. She has been concerned about the warehouses and has been complaining about the trucks. She knows they are from Burlington Township but they are traveling through Florence. She went to the Burlington Township meetings as well to have conversations with them about the traffic from

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the industrial parks as they continue to grow. Unfortunately, there is no way to control where a GPS System takes a truck when it comes off a highway. There is traffic twenty-four hours, seven days a week. Now there will be two more warehouses in Mansfield Township. The Rite Aid intersection has become an issue and she knows the Florence officials have been looking at that. She said perhaps with Freeholder Singh in attendance it is time to ask for something county-wide. It seems each municipality has their own plan but one township is impacting another. There was supposed to be a meeting of all the municipalities and the county. She asked for an update regarding that committee.

Mayor Wilkie said he would be able to respond to her question after the public hearing of the budget. At this time the comments need to be limited to the budget.

Seeing no one else wishing to be heard, it was the Motion of Sandusky, seconded by Lovenduski to close the Public Hearing of the 2018 Municipal Budget.

### **PUBLIC COMMENTS**

Council President Ostrander opened the meeting to the public at this time.

Mayor Wilkie said there has been a number of meetings with the county as well as representatives from Burlington City, Burlington Township and Florence. There is a plan being developed at this point in time and it is at the county level being reviewed. The township also received a draft from the Delaware Valley Regional Planning Commission. That was received two weeks ago. There may be funding available because of that commission's involvement. It did identify the different locations where there are concerns.

Ms. Marter asked if there had been any discussion about a bypass. Mayor Wilkie said there has always been conversation about a bypass. It goes back to the 80's. There is now possibly a viable option. In the past, the obstacle was that a bypass had to cross over railroad tracks. That makes the cost substantially higher. There has been a plan presented that does not go over the tracks and it is a possibility.

Ms. Marter asked if it would allow traffic to bypass the township itself and go around. Mayor Wilkie said that is what some have said, but it needs to be understood that once the township allows the county to turn over Delaware Avenue/Front Street to the municipality it is a substantial responsibility. It is very costly. The community needs to do its due diligence before it makes that decision. Once it is a local road the township would be able to restrict the traffic, but that is a decision that is not easily made. It is a lot of miles of road.

Ms. Marter asked if there was anything that could be done to stop the trucks from going by at all hours of the night speeding. Officers are posted on Front Street near the church but the truckers can see them. She suggested they park next to the church. She said if Florence were known as a speed trap it might deter the trucks. Administrator Brook said he will speak with the Police Chief about her concerns and suggestions.

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Mr. Kamienski said he doesn't think the microphone for the public is working; he can't hear. Assistant Administrator Sahol explained that the microphone doesn't broadcast, it only records.

Fred Wainwright, 1011 Cedar Lane, thanked the administration for having the creek cleaned out.

He said the fire department did a wonderful job at the fire last week at the Wainwright farm. Mayor Wilkie thanked him for the kind words and said he was glad no one was hurt. He said for the record it was reported that two firefighters were injured but that was incorrect.

It was the Motion of Lovenduski, seconded by Woolston to close the public portion of the meeting. All ayes.

**RESOLUTIONS**

Council President Ostrander said the resolutions were going to be taken a little differently. The first will be those dealing with the budget and they are being voted on separately from the rest.

**RESOLUTION NO. 2018-96  
To Read Budget by Title Only**

**RESOLUTION NO. 2018-99  
Adopt Municipal Budget  
Township of Florence**

**RESOLUTION NO. 2018-110  
A Resolution Amending the 2018 Budget**

It was the Motion of Sandusky, seconded by Lovenduski to approve Resolution Nos. 2018-96, 2018-99 and 2018-110.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

**RESOLUTION NO. 2018-97  
Approve Current Estimate No. 6 for Contract for  
Water Treatment Plant Upgrades to:  
MBE Mark II Electric, Inc.  
213 Main Street  
Madison, NJ 07940**

**RESOLUTION NO. 2018-98  
Authorize Purchase of Two Chevrolet Tahoe  
Police Vehicles, Cooperative Pricing System Purchase**

**RESOLUTION NO. 2018-100**

**Approve Current Estimate No. 2 – Final and Change Order No. 1  
for Contract for Well No. 5 Redevelopment and Pump Repair to:  
Steffen Drilling, LLC  
PO Box 278  
Glassboro, NJ 08028**

**RESOLUTION NO. 2018-101**

**Resolution Authorizing the Execution of an Agreement between  
the Township of Florence and Amusements of America  
for the 2018 Carnival**

**RESOLUTION NO. 2018-102**

**A Resolution Authorizing Electronic Tax Sale**

**RESOLUTION NO. 2018-103**

**A Resolution Authorizing a Fee for  
Mailing Tax Sale Notices**

**RESOLUTION NO. 2018-104**

**Resolution to Withhold Future Installments for  
Special Assessment from the 2018 Tax Sale**

**RESOLUTION NO. 2018-105**

**Award Contract for  
Hornberger Avenue Phase 3 Roadway Improvements to:  
Richard T. Barrett Paving Co., Inc.  
400 Prospect Street, Trenton, NJ 08618**

**RESOLUTION NO. 2018-106**

**Award Contract for the 2018 Road Resurfacing Project to:  
Meco, Inc.  
PO Box 536, Clarksburg, NJ 08510**

**RESOLUTION NO. 2018-107**

**Authorizing Refund of Certain Overpayment  
Water & Sewer Department**

**RESOLUTION NO. 2018-108**

**Award of Administrative Services Contract, Tax Office to  
J. H. Services, Inc.**

**RESOLUTION NO. 2018-109**

**Authorizing Refund of Certain Overpayment**

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**Tax Department**

It was the Motion of Lovenduski and seconded by Woolston to approve Resolution Nos. 2018-97 through 2018-98 and Resolution Nos. 2018-100 through 2018-09.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None Motion carried. Unanimous approval.

**ORDINANCES**

**ORDINANCE NO. 2018-06**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN THE  
COUNTY OF BURLINGTON, NEW JERSEY, PROVIDING FOR THE  
ACQUISITION OF POLICE VEHICLES FOR THE TOWNSHIP,  
APPROPRIATING \$160,000 THEREFOR, AND AUTHORIZING THE ISSUANCE  
\$152,000 IN GENERAL IMPROVEMENT BONDS OR NOTES OF THE  
TOWNSHIP TO FINANCE THE SAME  
(2<sup>nd</sup> Reading) (Public Hearing & Adoption)**

Council President Ostrander opened the meeting to the public regarding Ordinance No. 2018-06. Seeing no one wishing to be heard, it was the Motion of Sandusky, seconded by Lovenduski to close the public hearing. All ayes.

It was the Motion of Sandusky, seconded by Baldorossi to adopt Ordinance No. 2018-06.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

**ORDINANCE NO. 2018-07**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN THE COUNTY OF  
BURLINGTON, NEW JERSEY, PROVIDING FOR THE ACQUISITION OF  
2063 BUSTLETON ROAD IN AND FOR THE TOWNSHIP, APPROPRIATING  
\$180,000 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$171,000  
IN GENERAL IMPROVEMENT BONDS OR NOTES OF THE  
TOWNSHIP TO FINANCE THE SAME  
(2<sup>nd</sup> Reading) Public Hearing & Adoption)**

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Council President Ostrander opened the meeting to the public regarding Ordinance No. 2018-07. Seeing no one wishing to be heard, it was the Motion of Sandusky, seconded by Lovenduski to close the public hearing. All ayes.

It was the Motion of Lovenduski, seconded by Baldorossi to adopt Ordinance No. 2018-07.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

**ORDINANCE 2018-08**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN THE COUNTY OF BURLINGTON, NEW JERSEY, PROVIDING FOR WATER MAIN REPLACEMENT ALONG WEST FRONT STREET IN AND FOR THE TOWNSHIP, APPROPRIATING \$800,000 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$760,000 IN WATER AND SEWER UTILITY BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE SAME**

**(2<sup>nd</sup> Reading) (Public Hearing & Adoption)**

Council President Ostrander opened the meeting to the public regarding Ordinance No. 2018-08. Seeing no one wishing to be heard, it was the Motion of Sandusky, seconded by Woolston to close the public hearing. All ayes.

It was the Motion of Woolston, seconded by Lovenduski to adopt Ordinance No. 2018-08.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

**ORDINANCE NO. 2018-09**

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTY KNOWN AS BLOCK 160.01, LOT 19 IN THE TOWNSHIP OF FLORENCE FOR THE REMEDIATION OF BLIGHT AND FOR FUTURE ROADWAY INTERSECTION IMPROVEMENTS**

**(2<sup>nd</sup> Reading) (Public Hearing & Adoption)**

Council President Ostrander opened the meeting to the public regarding Ordinance No. 2018-09. Seeing no one wishing to be heard, it was the Motion of Lovenduski, seconded by Sandusky to close the public hearing. All ayes.

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It was the Motion of Lovenduski, seconded by Sandusky to adopt Ordinance No. 2018-09.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander  
NOES: None  
ABSENT: None

**ORDINANCE NO. 2018-11  
AN ORDINANCE AUTHORIZING AN AGREEMENT FOR TAX  
EXEMPTION WITH DANIEL MARK PROPERTIES, LLC FOR  
PROPERTY LOCATED AT 1301 HORNBERGER AVENUE,  
BLOCK 126.02, LOT 1.02  
(2<sup>nd</sup> Reading) (Public Hearing & Adoption)**

Council President Ostrander explained this was for the building that was built on Hornberger Avenue that has been vacant for some time. There is a new owner who has pledged to finish it.

Council President Ostrander opened the meeting to the public regarding Ordinance No. 2018-11. Seeing no one wishing to be heard, it was the Motion of Lovenduski, seconded by Baldorossi to close the public hearing. All ayes.

It was the Motion of Lovenduski, seconded by Woolston to adopt Ordinance No. 2018-11.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander  
NOES: None  
ABSENT: None

**ORDINANCE NO. 2018-12  
AN ORDINANCE FIXING THE COMPENSATION OF EMPLOYEES OF  
THE DEPARTMENT OF POLICE OF THE TOWNSHIP OF FLORENCE  
PATROL OFFICERS-DETECTIVES-SERGEANTS  
2018-2020  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 5/2/18)**

Administrator Brook explained this is a three-year contract for different sections of the police personnel. It is essentially at 2%, 2.25% and 2.75% in the year 2020. The majority

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of the contract remained the same. There were some language adjustments. The township appreciated the fairness and reasonableness of the FOP and the negotiating committee.

It was the Motion of Baldorossi, seconded by Lovenduski to approve the ordinance and set the public hearing and adoption for May 2, 2018.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

**ORDINANCE NO. 2018-13  
AN ORDINANCE REPEALING AN REPLACING CHAPTER 87  
ARTICLE IV “AFFORDABLE HOUSING DEVELOPMENT FEES”  
OF THE TOWNSHIP OF FLORENCETO PROVIDE FOR THE COLLECTION  
OF DEVELOPMENT FEES IN SUPPORT OF AFFORDABLE HOUSING  
AS PERMITTED BY THE NEW JERSEY FAIR HOUSING ACT  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 5/2/18)**

Administrator Brook said Florence is moving to go before the Superior Court in June or July to receive final approval. If the approval is granted the township will have protection until 2025. These two ordinances are part of that process. They are not major changes to what the township has been doing. It is just required that everything be codified and adopted by ordinance.

It was the Motion of Lovenduski, seconded by Sandusky to approve Ordinance No. 2018-13 and set the public hearing and adoption for May 2, 2018.

Upon roll call, Council voted as follows:

AYES: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

**ORDINANCE NO. 2018-14  
AN ORDINANCE REPEALING AND REPLACING ARTICLES I AND II OF  
CHAPTER 33 “AFFORDABLE HOUSING” OF THE TOWNSHIP OF FLORENCE  
TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE  
UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC)  
REGARDING COMPLIANCE WITH THE TOWNSHIP’S  
AFFORDABLE HOUSING OBLIGATIONS  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 5/2/18)**

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It was the Motion of Sandusky, seconded by Lovenduski to approve Ordinance No. 2018-14 and set the public hearing and adoption for May 2, 2018.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

### **REPORTS**

Councilman Baldorossi said Recreation Baseball had its Opening Day this past Saturday. The older teams combined with Burlington Township for the first time. There were six games. He spoke to some of the Burlington Township parents and they were impressed with the facilities here. Everything went well.

The Foulks family was honored for fifty years of involvement with the program. The weather was also very nice.

Councilman Woolston said last Thursday he, along with Administrator Brook, Water & Sewer Director Dave Lebak, Construction Official James Hoey had a meeting at Garelick Farms. They were taken through the wastewater treatment area. They were provided with the plans and updates and so far it is going smoothly. The last month there has been an improvement and the odor problem is much better. Things are progressing well.

Administrator Brook said they are on-schedule to install a carbon filter type piece of equipment over the summer. He appreciated Councilman Woolston's help, it has been a great assistance in working with Garelick Farms to make them understand the importance of addressing this issue for the community.

### **Committees, Boards and Officers:**

#### **Dog Park Update**

Councilman Lovenduski said he and some residents formed a committee to discuss possibly having a dog park in town. They visited different locations and reviewed different policies and procedures. He listed some of the other places that have dog parks. The committee seemed to agree that a good location is at Roebling Park on Riverside Avenue by Second Avenue. There is parking there and it is a large open space. Water is somewhat available. It is at the top of the hill so it isn't much of a stretch to run it to the park. It is a good use for that area. Right now, people have been using the retention basin for the dog park. The problem with that is that it is a bio-swale. It is supposed to filter the water before it goes into the river.

If there is a dog park it will be easier to get people to be more responsible. There would be a secured entry to two separate areas; one for larger dogs and one for smaller dogs. He also suggested

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a separate run for dogs who don't get along with other dogs. There would need to be a time limit for that section. The hard part is trying to figure out how to govern what goes on at the dog park. There are some different options. Some are key fob or punch code entry. There is usually a minimal fee. This is so that the dog's registration can be verified and that the vaccinations are up-to-date. It is not a money-maker but the animals need to be verified. He thinks if there was a good group of volunteers and community members using the park they would most likely make sure it was being taken care of. There could also be fundraisers for equipment for the park. The Boy Scouts have offered to build some agility obstacles for the dogs and benches for the park. There is a Scout who is looking for an Eagle Award Project and this could be something he could do. There is a thriving Scouting community in town and they are very active and willing to help however they can. There were many good ideas at the committee meetings. He invited anyone to contact him with any suggestions. He will let everyone know when the next meeting will be.

Ms. Marter said there is a Facebook page for residents who have dogs. There would be many people there that would be interested.

Council President Ostrander said everything he has been hearing is positive. Right now the cost is something that will need to be researched. Councilman Lovenduski agreed. He said at the next meeting the group will go over costs. From what he has seen, the biggest cost is going to be the fencing.

### **Administration**

#### **Mayor**

Mayor Wilkie said this Saturday is the MDA Food Truck Festival and Concerts at the Roebling Museum. He won't be able to attend but encouraged others to stop by. It should be a nice event and it kicks off what will be a number of activities. The middle school musical, The Lion King, starts the next day. It is Thursday, Friday and Saturday. The Museum Car Show is next Saturday, April 28. That evening the Recreation Committee is sponsoring a Comedy Night at the Community Center. It is a pasta dinner that the scouts will be assisting with. The Fire Department is having a Food Truck event May 5<sup>th</sup>. There will be a number of children's activities there.

Under ordinances, regarding the five-year tax exemption, after five years the owner will be paying tax at one hundred percent. That building has been a sore point for many people for so many years. The township is hopeful that since there is a new owner it may become occupied and operational.

Mayor Wilkie said there were two proclamations on the agenda this evening. One is for Arbor Day on April 27. He read the proclamation into the record. He noted the township has been named a "Tree City USA" municipality for twenty years in a row.

The second was to recognize National Day of Prayer, May 3, 2018. He read it into the record. He announced there would be a prayer service on that day at 10:00 a.m. by the Veteran's Memorial next to the Municipal Building.

**Municipal Administrator**

Administrator Brook said he wanted to thank Mayor Wilkie and Council for their cooperation and work on the budget. It makes the process go smoothly when everyone works together and cooperates.

He said for the members of the public, regarding 2063 Bustleton Road, it is located at the intersection of Cedar Lane and Bustleton Road. The property is blighted. The township is looking at the long-range possibilities for the property. Assistant Administrator Sahol has been talking with the county and they have been extremely cooperative, understanding that the vision is to demolish the blight, improve the appearance of the intersection and one day work together to improve the turning radius. That is one of the reasons properties have been targeted in the past that were extremely blighted. An example is 700 and 702 West Front Street. It took about two years to take that property down.

There is a property on Hornberger Avenue that is a storage building. It is 1470 Hornberger Avenue. There were inquiries to the township about why it wasn't doing anything to improve the building. The township took the owner to court last year. The problem the township had was that when there is an uncooperative property owner who hires an attorney and they take you to superior court the battle goes on for months. Ultimately, through the year, he never truly complied. The citations of an unsafe structure are being re-issued and the township is doubling its efforts with the fire department regarding the property maintenance issues to take him to court again. The ultimate goal is for him to put money into the building and make it an asset to the community or he can tear it down. It is important for the public to understand that the municipality is making a sincere effort, but when you deal with property owners that are obstructionists who are simply seeking to delay, it takes time to reach the final goal. The goal is to make the building become an asset or the owner can demolish it and sell the property. He has made no sincere effort whatsoever to improve the condition of that building. Administrator Brook wanted residents to know the staff is working on it with the township attorney and the township is making inroads. The township attorney spoke to the owner's attorney today and if all goes well it will go before the Uniform Construction Board of Appeals within the next two months, and also here in municipal court. He wanted an update on the record since there had been some inquiries about the building.

**Assistant Municipal Administrator**

Assistant Administrator Sahol said periodically outside groups use this room to hold meetings. The township can't always regulate the way people act or behave. There is some expensive equipment in the room. The Clerk's Office has been receiving many requests from outside organizations to use the room. The groups are not part of the municipality and are not someone responsible for or working for the township. He would like to recommend a policy that restricts this room to only municipal functions and let the Front Conference Room be made available because it does not have as much equipment. He suggested this room be solely for township committees, boards and commissions.

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Mayor Wilkie asked if Assistant Administrator Sahol could provide a list of those who would be affected. There were a number of times he has seen groups in the room. Many times it is a Homeowner's Association and they don't have a room in their development. He was curious about how many people are in the groups and if they could be accommodated by the Front Conference Room. Someone told him last week they were told they couldn't use the Court Room and it surprised him. Assistant Administrator Sahol said permission to use the room was being held until the discussion could be held here. He said it was a fact that something did happen and some equipment was misplaced and moved. He does not believe this was done by any of the township staff. At that point in time he was concerned there would be some compromising of the recording integrity, primarily for the court system and also for Council and the other meetings that are recorded. He said he would get the list to Mayor Wilkie. He believes it is two, maybe three Homeowner's Associations. He has seen that at times there are children with them. Mayor Wilkie said he would like to know what the options are.

Assistant Administrator Sahol said there is a benefit to the Burlington County Parks System Grant. Florence Township has realized that benefit for many years. There has been much success using the grant funds to improve the township parks. In the last round, one of the projects in the application was to create restroom enclosures. When he was talking with Mr. Lebak they noted there is water near the Nyikita Field park area. This is the location for the Farmer's Market and the carnival. One of the concerns at the Farmer's Market from the food vendors was being able to use a bathroom facility and a handwash station. He and Mr. Lebak wanted to use the funds for the enclosure to create a single unisex facility with a restroom and handwash. He thinks by doing it now, it would start the process of creating what the township would like to see in other parks. There could be some permanent facilities that would be properly managed and maintained. He believes this is a good spot to start. There is water and utility available. Sewer is very nearby on Main Street. The Water & Sewer Department is very capable of opening the street and making the connection and running the sanitary line. He would like to see if Council would be interested in his using the funds that are set aside for this park project at this location to create something more permanent. It would be a masonry structure with a roof and some glass built in so there is some natural lighting. Councilman Sandusky said he supported the idea. He asked who would be in charge of the facility. Assistant Administrator Sahol said during the Farmer's Market it could be one of his responsible vendors and there is also someone who was helping out as part of an intern program who could be a responsible party. This will also be nice for the carnival. They will be bringing in portable toilets. One facility would not be able to handle the volume of the carnival, but it is going to be constructed ADA compliant, so it could be the designated ADA location for people that may need it.

Assistant Administrator Sahol said the roundabout paving and the completion of the project will be Monday through probably Thursday. He is hoping it only runs until Wednesday, but that depends. Railroad Avenue will be closed for the duration of the final paving. It will only be during the day. It will be done in two phases. Officers will be there as well as private flaggers to control the traffic flow. Council President Ostrander asked when the paving by Amazon would be completed. Assistant Administrator Sahol said that will take place around the same time, probably Wednesday. If he hears anything different, he will provide the information.

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**Public Comments: Open to the Public**

Council President Ostrander opened the meeting to the public.

Melanie Mieczkowski, 1000 West Fourth Street, thanked the township for taking care of the blighted properties. It looks so much better and she appreciates it.

Mr. Kamienski asked when the boat ramp was going to be installed, he just purchased his ramp permit and can't use it. Mayor Wilkie said the weather just recently got nicer. Administrator Brook said he believed it would be within the next few days but would let Mr. Kamienski know for sure.

It was the Motion of Lovenduski, seconded by Woolston to close the public comments. All ayes.

**ADJOURNMENT**

9:06 PM MOTION of Lovenduski; seconded by Sandusky to adjourn. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

Nancy L. Erlston, RMC  
Township Clerk  
/aek